

Q1

FIRST QUARTER 2004

Las Vegas Development Report





LAS VEGAS DEVELOPMENT REPORT

Land Sales	3
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Produced by Department of Planning & Development, Comprehensive Planning Division
Data Collection, Dan Donley and Andrew Powell; Document Design, Consuelo Emerson



Land Sales

* Due to time needed to obtain Land Sales data, this section will be lagged by one quarter beginning with this issue of the Las Vegas Development Report

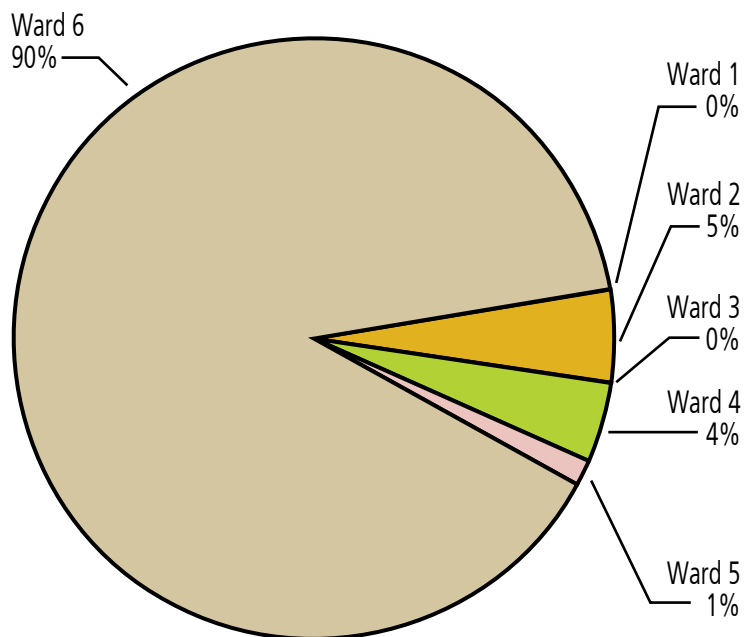
Land Sales 4th Quarter 2003

	SALES	TOTAL ACRES	VALUATION
WARD 1	1	3	\$820,000
WARD 2	9	40	\$22,783,068
WARD 3	2	3	\$4,100,000
WARD 4	8	37	\$9,240,000
WARD 5	2	13	\$3,500,000
WARD 6	45	782	\$145,815,440
CLV TOTALS	67	878	\$186,258,508
OUTSIDE CLV	288	2,471	\$628,421,580
GRAND TOTAL	355	3,348	\$814,680,088

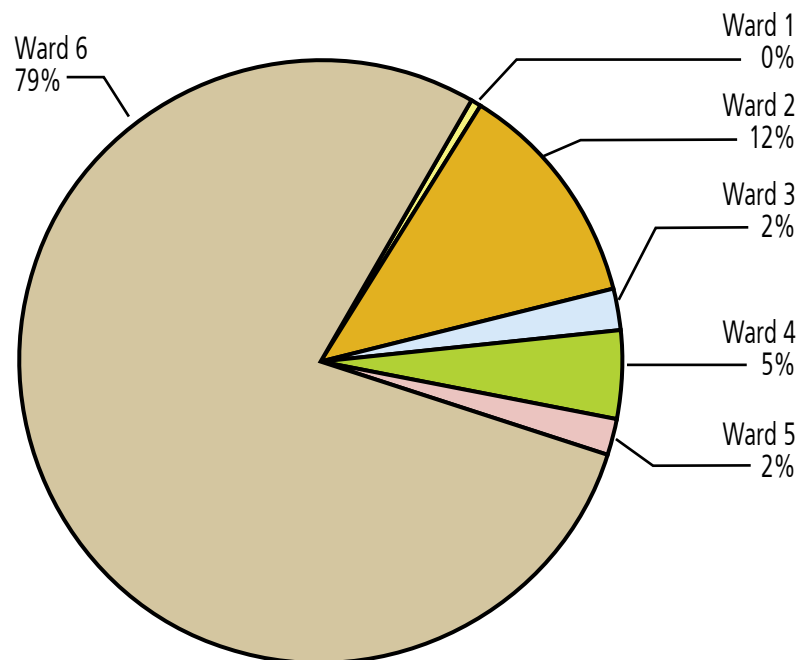
Source: Homebuilders Research, "Hotshots" Newsletter

For more information contact Dennis Smith, Homebuilders Research (702) 645-4200

Land Sales by Acres



Land Sales by Valuation



LAND SALES

Q1

LAND SALES

LAS VEGAS DEVELOPMENT REPORT: FIRST QUARTER 2004 4

LEGEND

PRICE PER ACRE

- Under \$25,000
- \$25,000 - 74,999
- 75,000 - \$149,999
- \$150,000 - \$349,000
- \$350,000 and higher

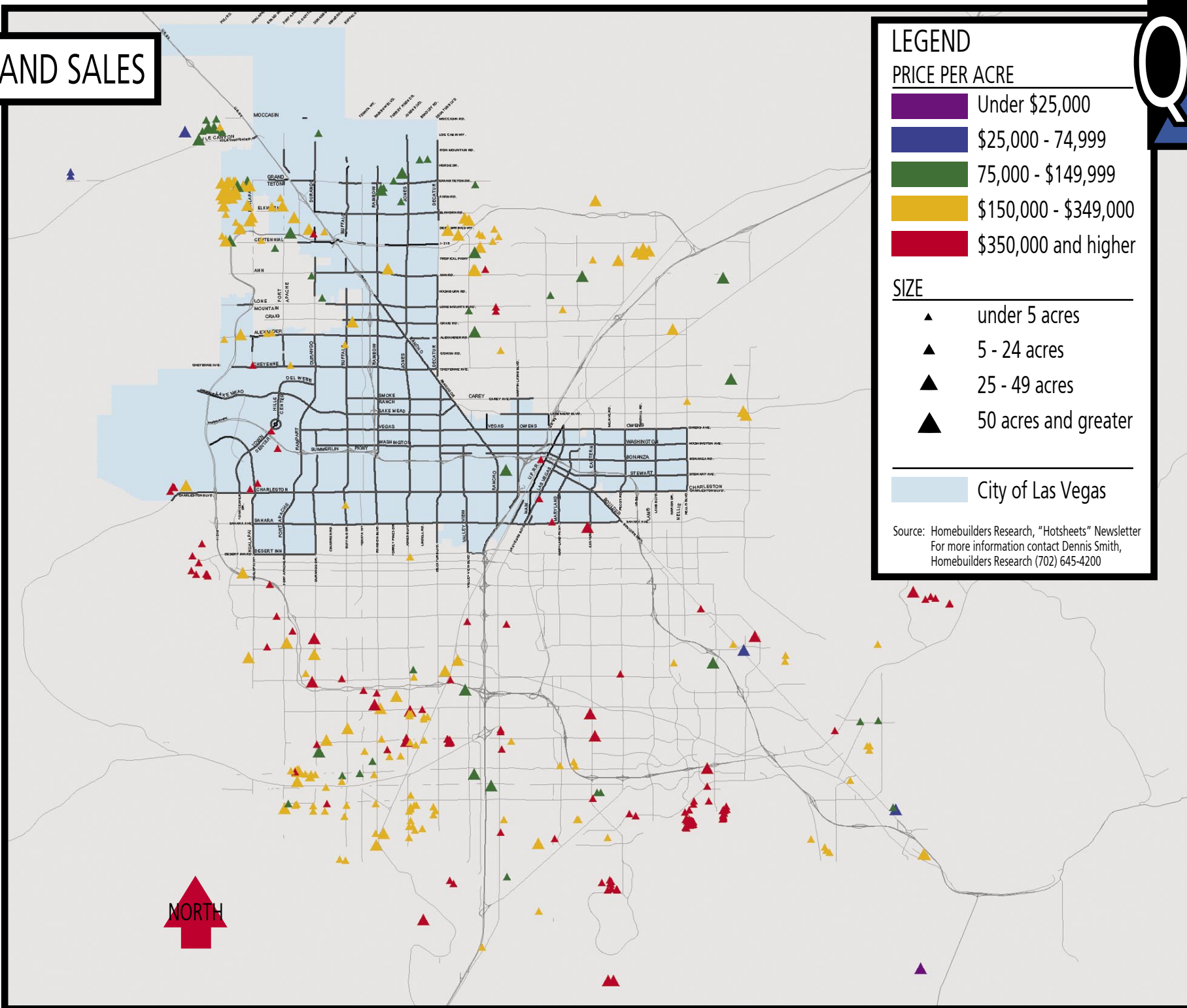
SIZE

- under 5 acres
- 5 - 24 acres
- 25 - 49 acres
- 50 acres and greater

City of Las Vegas

Source: Homebuilders Research, "Hotshots" Newsletter
For more information contact Dennis Smith,
Homebuilders Research (702) 645-4200

NORTH





Planned Projects

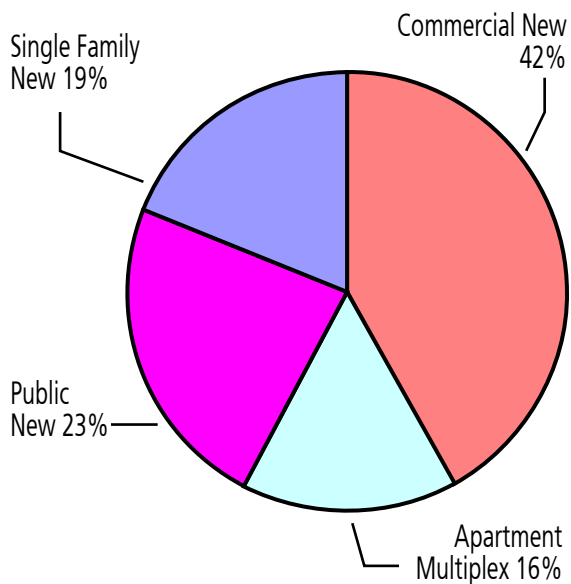
Summary of Site Plan Design Reviews
1st Quarter 2004

Q1

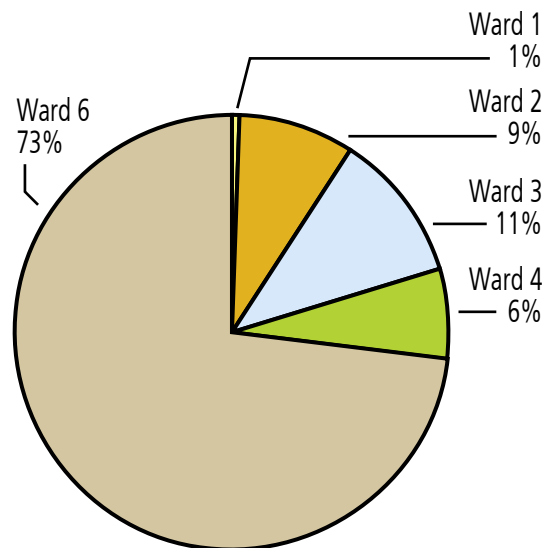
PLANNED PROJECTS

CATEGORY	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		Total SDRs	Total Acres
	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres	SDRs	Acres		
Commercial	15	37.7	3	7.8	3	4.4	5	18.6	11	20.8	6	117.0	43	206.3
Mixed-Use	0	0.0	0	0.0	0	0.0	0	0.0	2	0.9	0	0.0	2	0.9
Public	0	0.0	2	59.8	0	0.0	0	0.0	2	0.9	2	54.5	6	115.2
Single Family	0	0.0	0	0.0	0	0.0	2	10.6	0	0.0	11	81.6	13	92.2
Multi-Family	1	1.1	1	14.5	3	18.8	0	0.0	2	0.7	4	41.7	11	76.8
GRAND TOTAL	16	38.8	6	82.1	6	23.2	7	29.2	17	23.3	23	294.8	75	491.4

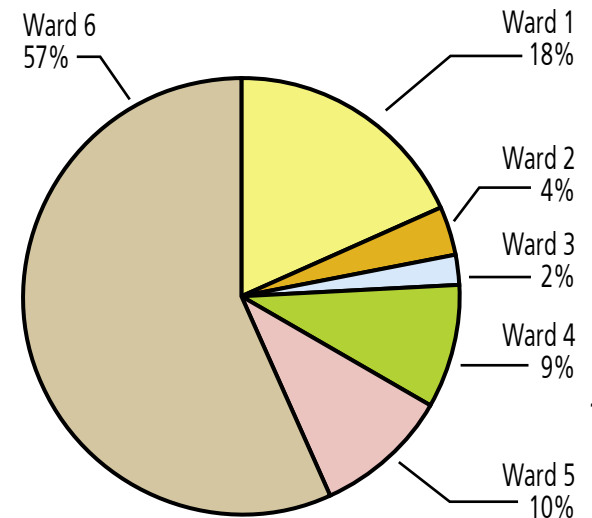
Site Plan Development Reviews by Acreage



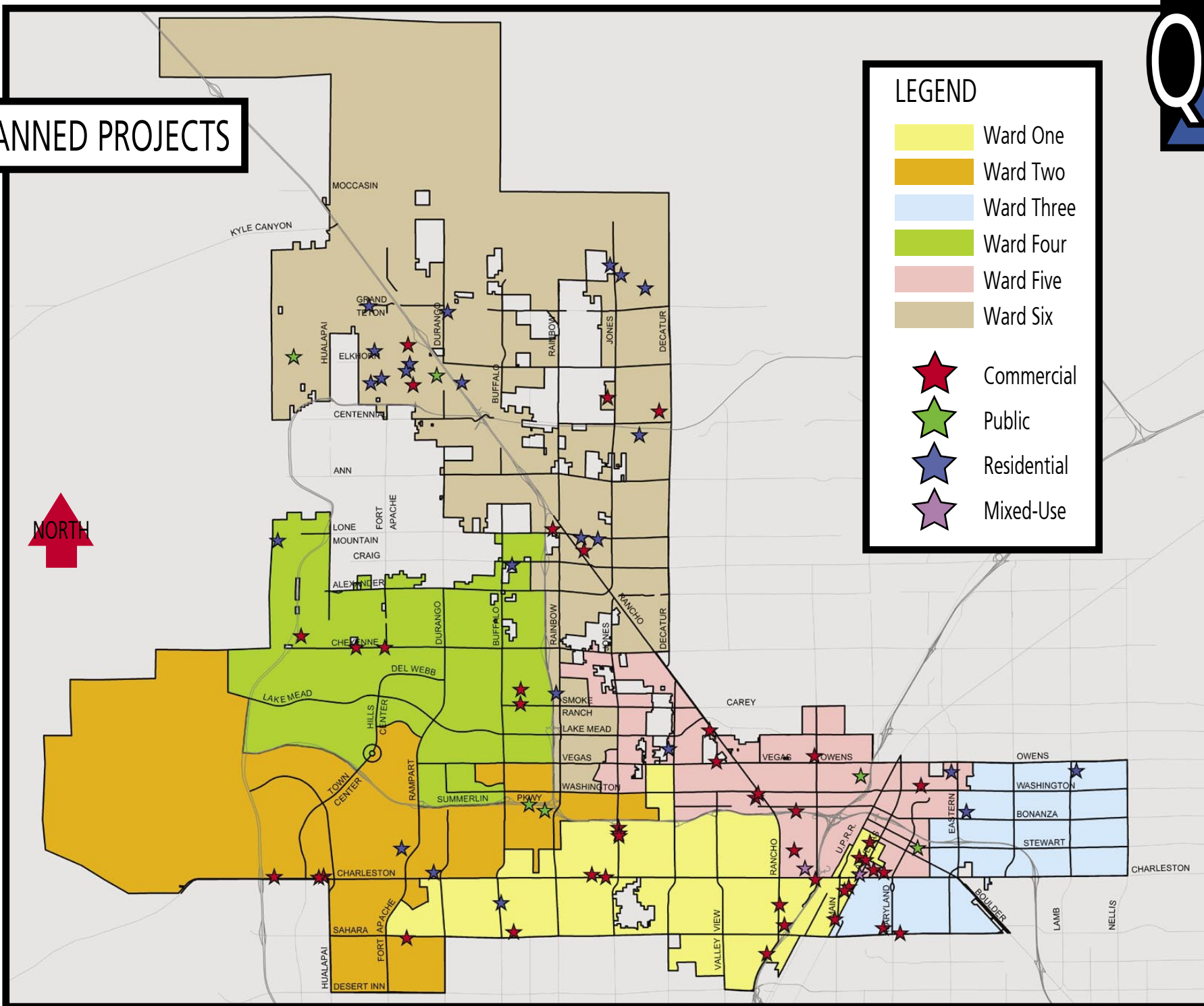
Single Family & Multi-family New by Acreage



Commercial New & Additions by Acreage



PLANNED PROJECTS





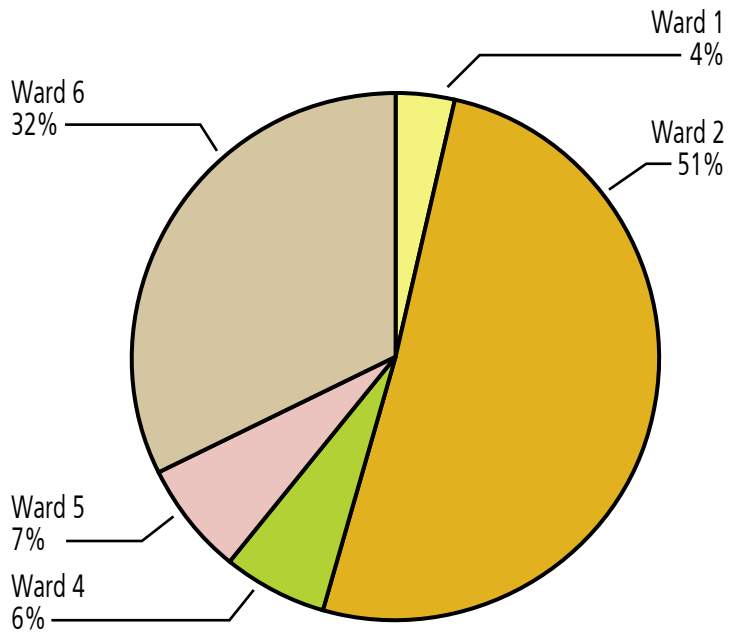
Permitted Projects

Summary of Building Permits 1st Quarter 2004

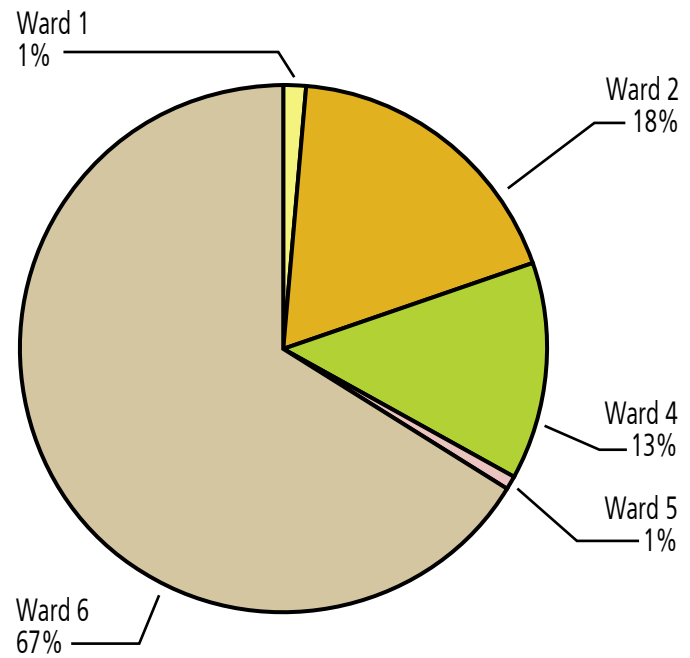
	WARD 1		WARD 2		WARD 3		WARD 4		WARD 5		WARD 6		TOTAL PERMITS	TOTAL VALUATION
Category	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation		
Single Family New	10	\$3,224,080	292	\$43,559,027	0	\$0	302	\$31,726,199	23	\$1,982,124	1,073	\$157,110,271	1,700	\$237,601,701
Single Family Additions	12	\$318,008	9	\$363,649	9	\$114,743	12	\$219,399	9	\$148,868	13	\$348,115	64	\$1,512,782
Single Family Remodel	6	\$89,180	6	\$89,500	7	\$43,958	4	\$22,570	3	\$26,020	7	\$28,886	33	\$300,114
Apartment Multiplex	12	\$4,220,800	0	\$0	0	\$0	8	\$4,121,555	0	\$0	81	\$30,295,569	101	\$38,637,924
Apartment Remodel	1	\$5,000	0	\$0	0	\$0	0	\$0	0	\$0	3	\$46,200	4	\$51,200
Commercial New	7	\$1,982,560	8	\$27,006,333	1	\$9,974	7	\$3,399,650	8	\$3,613,237	19	\$17,127,198	50	\$53,138,952
Commercial Additions	1	\$150,000	0	\$0	0	\$0	2	\$5,249,000	0	\$0	0	\$0	3	\$5,399,000
Commercial Remodel	63	\$4,421,979	24	\$695,202	14	\$607,094	44	\$2,966,267	21	\$1,885,721	23	\$2,042,351	189	\$12,618,614
Hotel/Motel Remodel	1	\$18,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	1	\$18,000
Public New	0	\$0	0	\$0	0	\$0	6	\$2,431,125	0	\$0	0	\$0	6	\$2,431,125
Public Remodel	2	\$55,000	0	\$0	0	\$0	0	\$0	1	\$79,000	0	\$0	3	\$134,000
Churches New	0	\$0	0	\$0	0	\$0	0	\$0	1	\$350,000	0	\$0	1	\$350,000
Pools & Spas	18	\$1,960,151	138	\$4,910,169	1	\$31,000	101	\$2,949,433	2	\$28,000	253	\$8,164,232	513	\$18,042,985
Mobile Homes	0	\$0	3	\$12,200	0	\$0	2	\$17,500	2	\$38,500	10	\$110,000	17	\$178,200
Signs	51	\$343,923	10	\$50,800	8	\$14,158	31	\$49,094	27	\$79,666	49	\$104,637	176	\$642,278
Miscellaneous	165	\$2,926,902	319	\$6,528,090	126	\$1,178,032	312	\$30,384,159	141	\$8,407,200	800	\$19,028,264	1,863	\$68,452,647
GRAND TOTAL	349	\$19,715,583	809	\$83,214,970	166	\$1,998,959	831	\$83,535,951	238	\$16,638,336	2,331	\$234,405,723	4,724	\$439,509,522

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

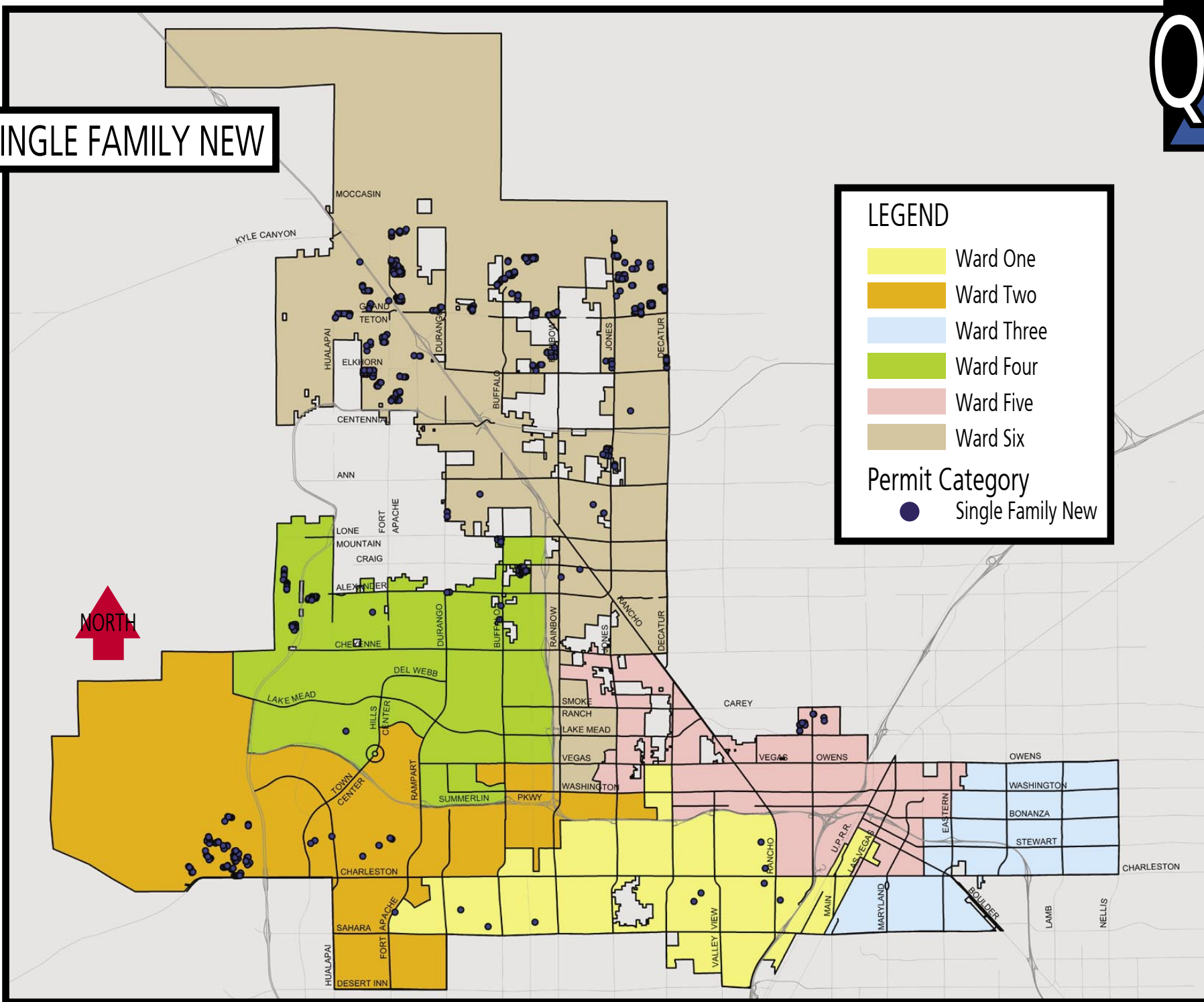
Commercial New by Valuation



Single Family New by Valuation



SINGLE FAMILY NEW



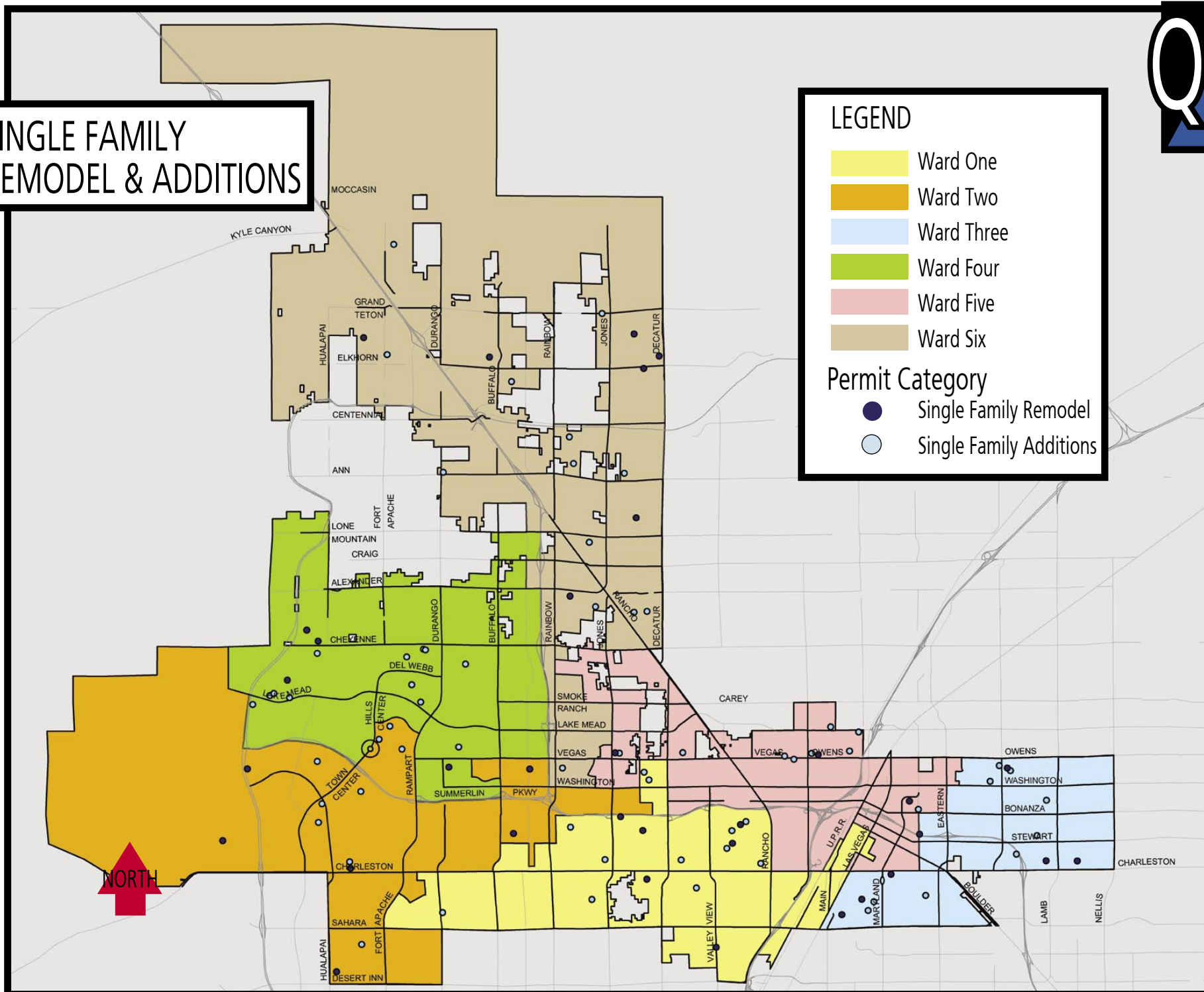
SINGLE FAMILY REMODEL & ADDITIONS

LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

Permit Category

- Single Family Remodel
- Single Family Additions



COMMERCIAL NEW & REMODEL

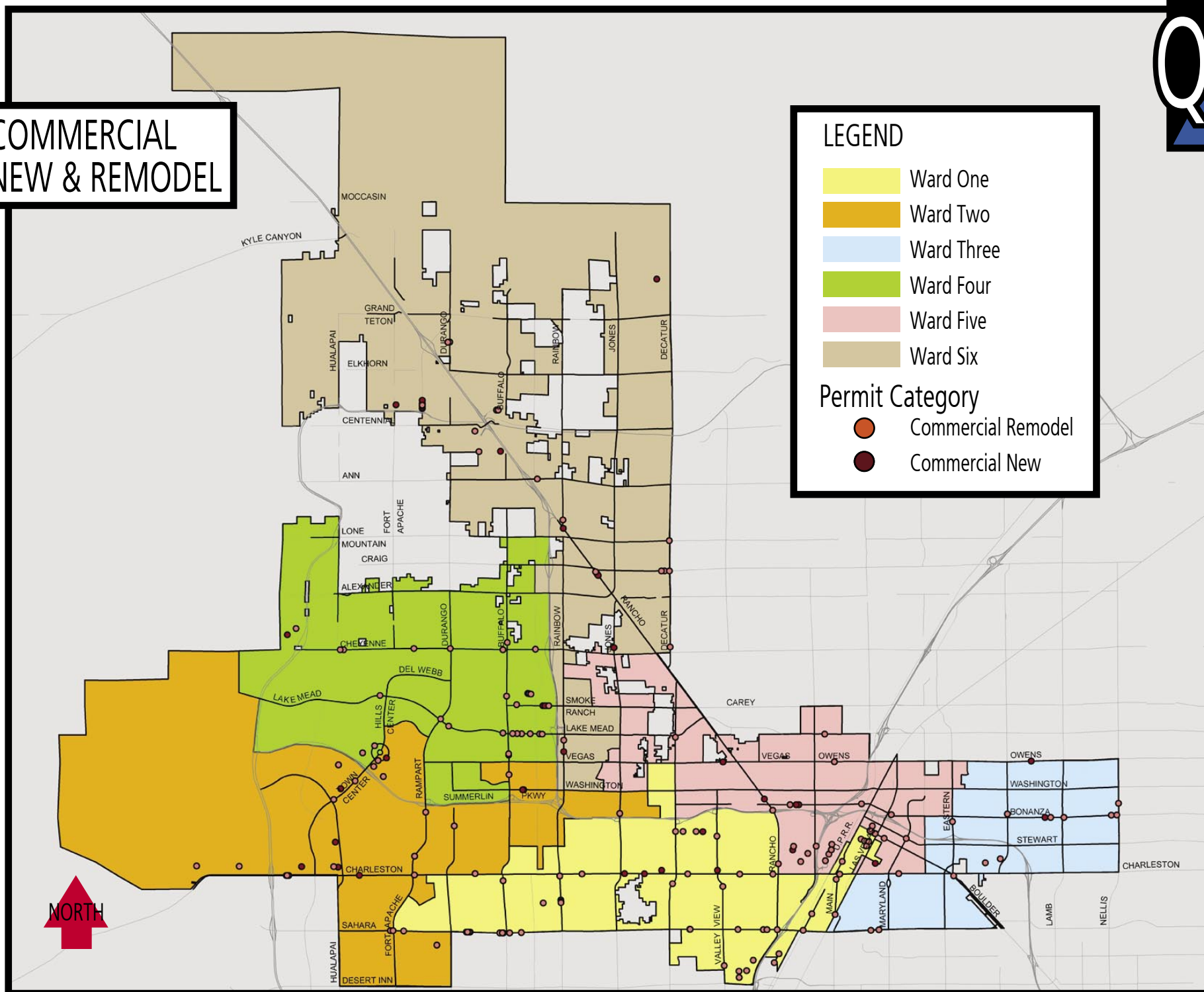
LEGEND

- Ward One
- Ward Two
- Ward Three
- Ward Four
- Ward Five
- Ward Six

Permit Category

- Commercial Remodel
- Commercial New

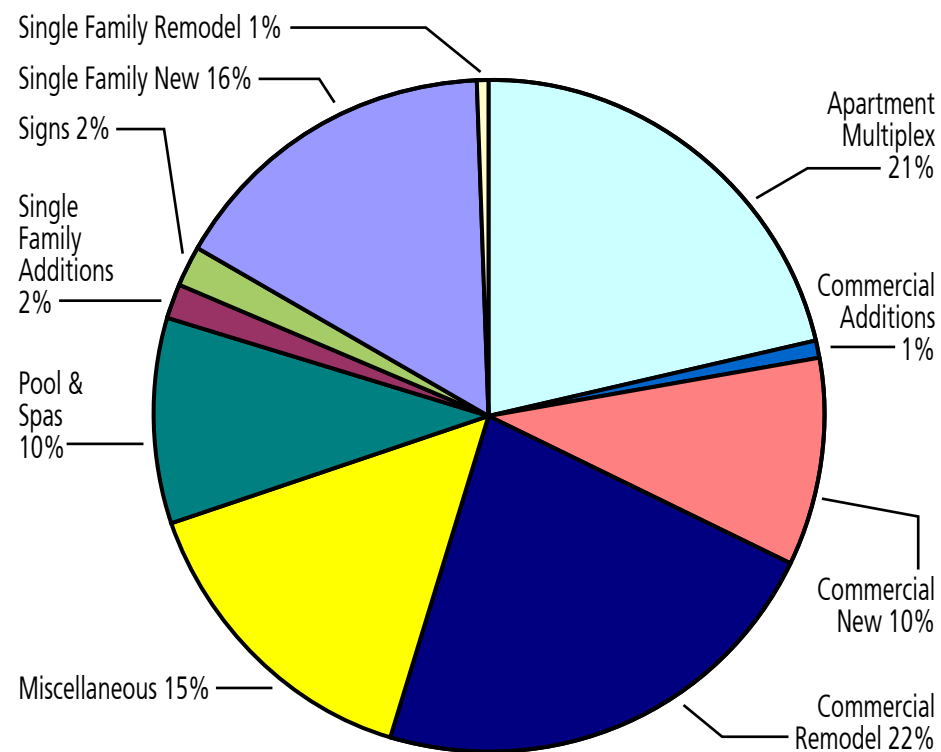
NORTH



Ward 1
Summary of Building Permits
1st Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	10	\$3,224,080	16.4%
Single Family Additions	12	\$318,008	1.6%
Single Family Remodel	6	\$89,180	0.5%
Apartment Multiplex	12	\$4,220,800	21.4%
Apartment Remodel	1	\$5,000	0.0%
Commercial New	7	\$1,982,560	10.1%
Commercial Additions	1	\$150,000	0.8%
Commercial Remodel	63	\$4,421,979	22.4%
Hotel/Motel Remodel	1	\$18,000	0.1%
Public Remodel	2	\$55,000	0.3%
Pools & Spas	18	\$1,960,151	9.9%
Signs	51	\$343,923	1.7%
Miscellaneous	165	\$2,926,902	14.8%
GRAND TOTAL	349	\$19,715,583	100.0%

Ward 1
Permits by Valuation

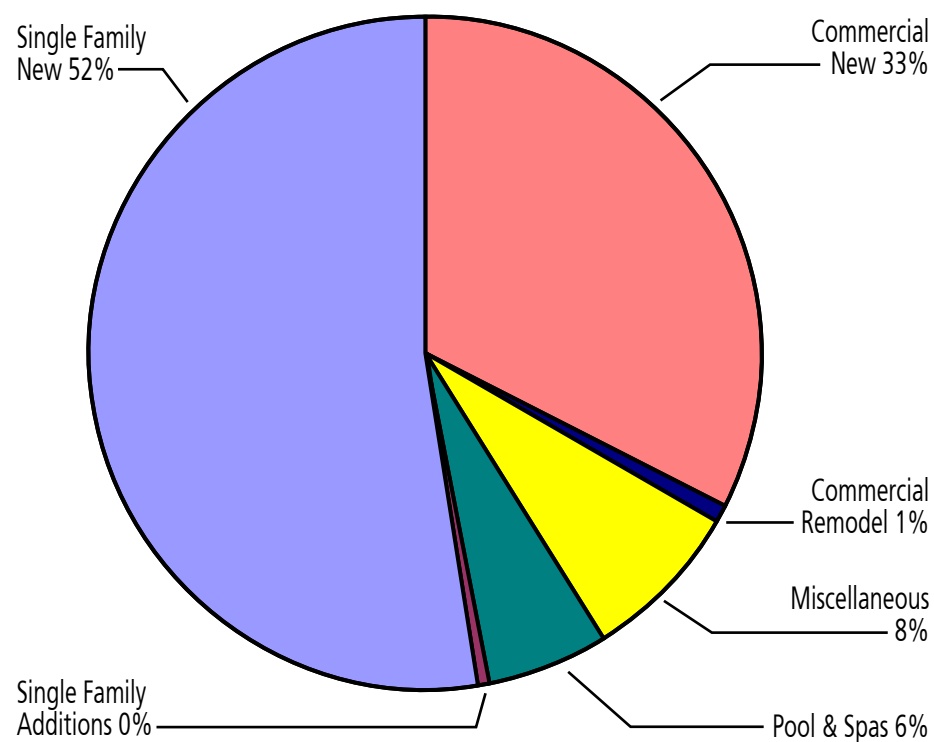


* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 2
Summary of Building Permits
1st Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	292	\$43,559,027	52.3%
Single Family Additions	9	\$363,649	0.4%
Single Family Remodel	6	\$89,500	0.1%
Commercial New	8	\$27,006,333	32.5%
Commercial Remodel	24	\$695,202	0.8%
Pools & Spas	138	\$4,910,169	5.9%
Mobile Homes	3	\$12,200	0.0%
Signs	10	\$50,800	0.1%
Miscellaneous	319	\$6,528,090	7.8%
GRAND TOTAL	809	\$83,214,970	100.0%

Ward 2
Permits by Valuation

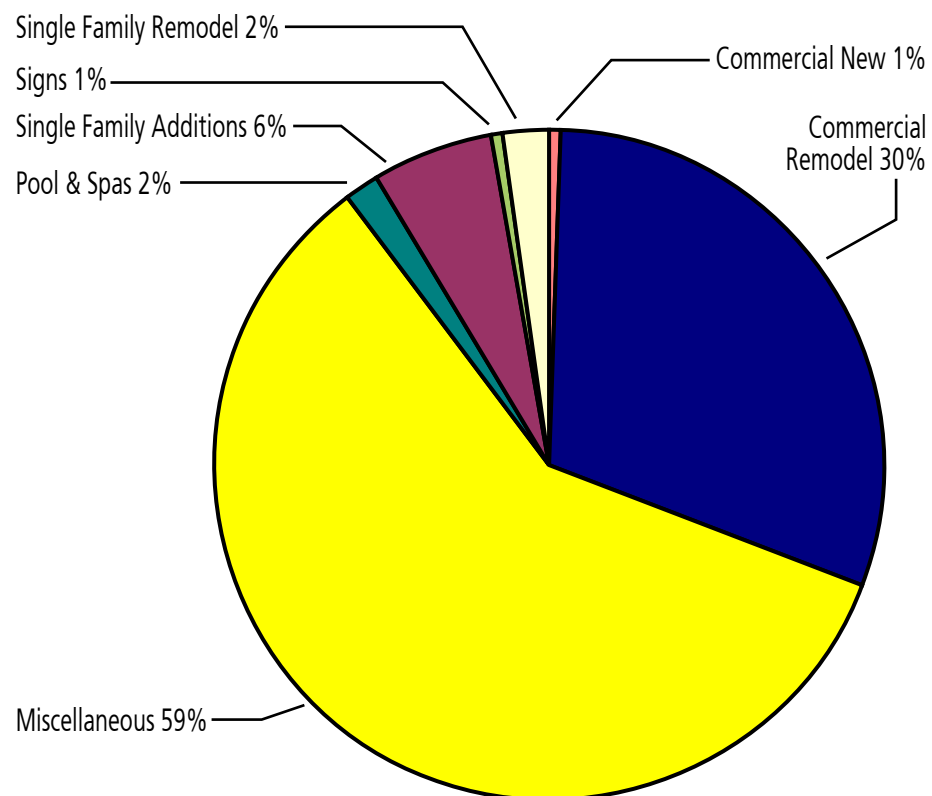


* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 3
Summary of Building Permits
1st Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family Additions	9	\$114,743	5.7%
Single Family Remodel	7	\$43,958	2.2%
Commercial New	1	\$9,974	0.5%
Commercial Remodel	14	\$607,094	30.4%
Pools & Spas	1	\$31,000	1.6%
Signs	8	\$14,158	0.7%
Miscellaneous	126	\$1,178,032	58.9%
GRAND TOTAL	166	\$1,998,959	100.0%

Ward 3
Permits by Valuation



* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

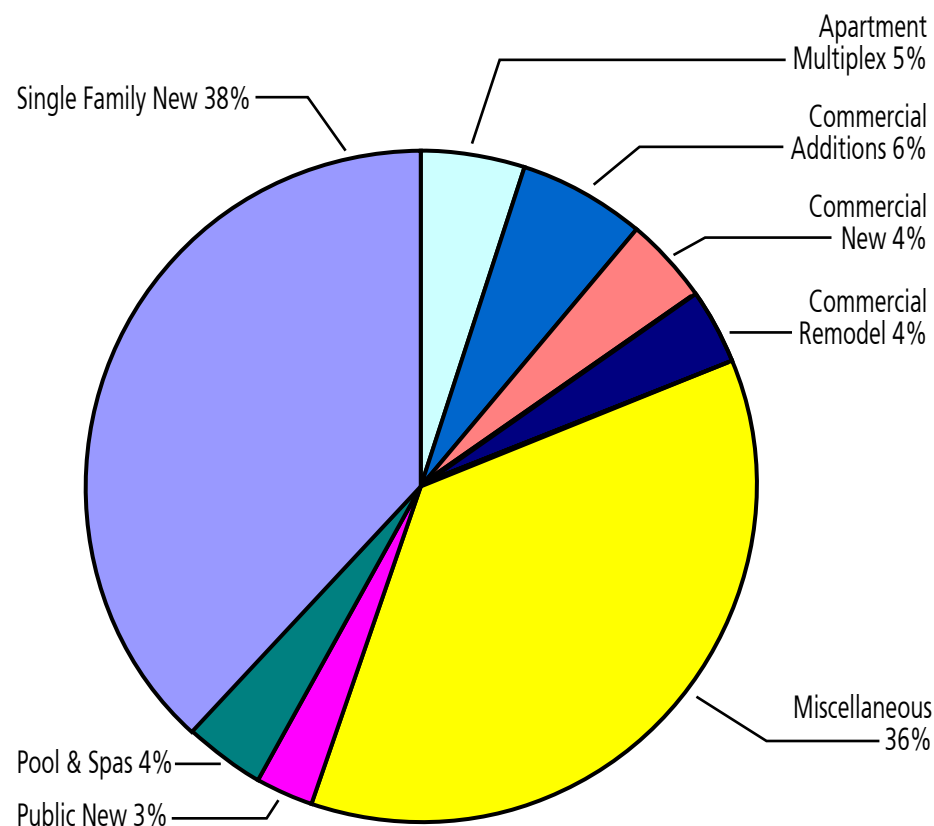
Ward 4 Summary of Building Permits 1st Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	302	\$31,726,199	38.0%
Single Family Additions	12	\$219,399	0.3%
Single Family Remodel	4	\$22,570	0.0%
Apartment Multiplex	8	\$4,121,555	4.9%
Commercial New	7	\$3,399,650	4.1%
Commercial Additions	2	\$5,249,000	6.3%
Commercial Remodel	44	\$2,966,267	3.6%
Public New	6	\$2,431,125	2.9%
Pools & Spas	101	\$2,949,433	3.5%
Mobile Homes	2	\$17,500	0.0%
Signs	31	\$49,094	0.1%
Miscellaneous	312	\$30,384,159**	36.4%
GRAND TOTAL	831	\$83,535,951	100.0%

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

** Includes \$27,858,671 of improvements to park at Washington and Buffalo.

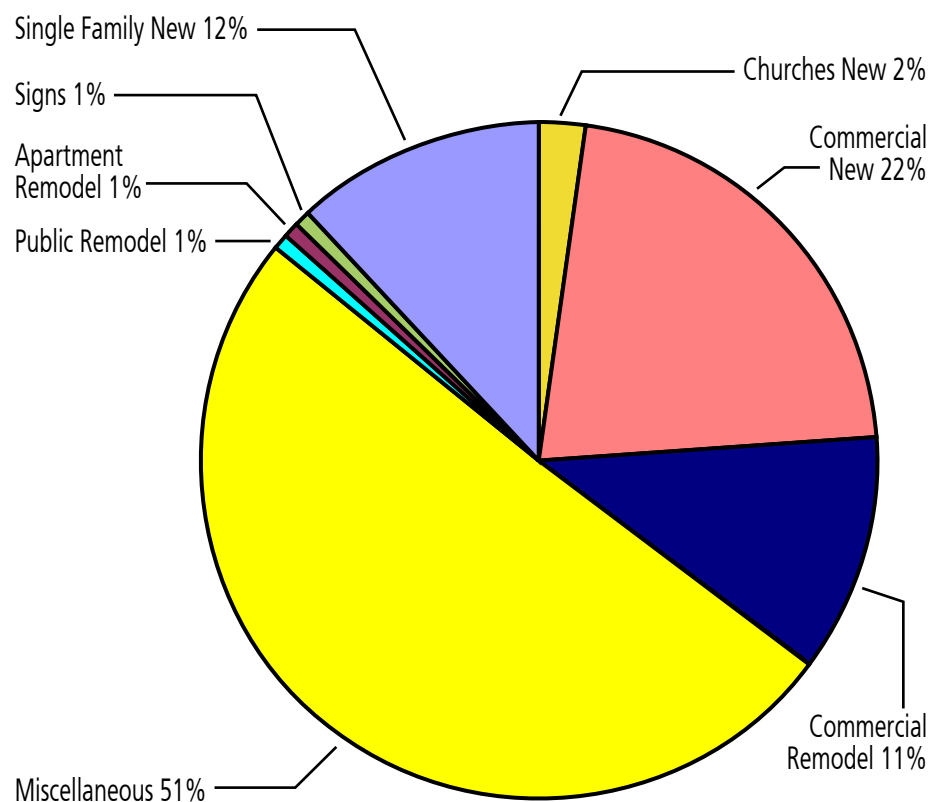
Ward 4 Permits by Valuation



Ward 5
Summary of Building Permits
1st Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	23	\$1,982,124	11.9%
Single Family Additions	9	\$148,868	0.9%
Single Family Remodel	3	\$26,020	0.2%
Commercial New	8	\$3,613,237	21.7%
Commercial Remodel	21	\$1,885,721	11.3%
Public Remodel	1	\$79,000	0.5%
Church New	1	\$350,000	2.1%
Pools & Spas	2	\$28,000	0.2%
Mobile Home	2	\$38,500	0.2%
Signs	27	\$79,666	0.5%
Miscellaneous	141	\$8,407,200	50.5%
GRAND TOTAL	238	\$16,638,336	100.0%

Ward 5
Permits by Valuation

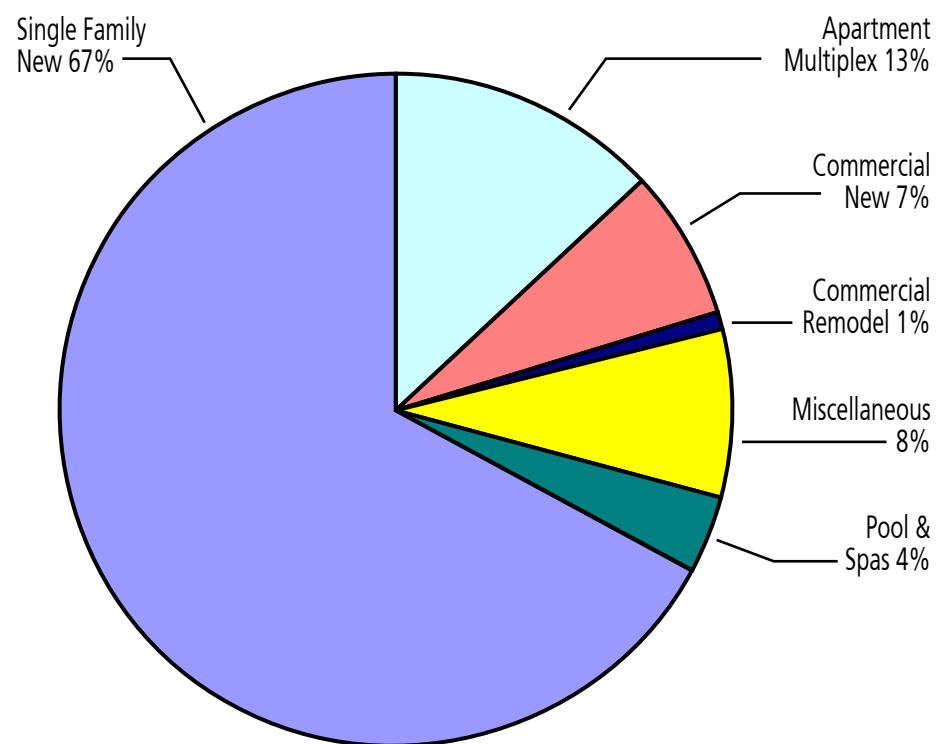


* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

Ward 6
Summary of Building Permits
1st Quarter 2004

CATEGORY	Permits	Valuation	Percentage
Single Family New	1073	\$157,110,271	67.0%
Single Family Additions	13	\$348,115	0.1%
Single Family Remodel	7	\$28,886	0.0%
Apartment Multiplex	81	\$30,295,569	12.9%
Apartment Remodel	3	\$46,200	0.0%
Commercial New	19	\$17,127,198	7.3%
Commercial Remodel	23	\$2,042,351	0.9%
Pools & Spas	253	\$8,164,232	3.5%
Mobile Homes	10	\$110,000	0.0%
Signs	49	\$104,637	0.0%
Miscellaneous	800	\$19,028,264	8.1%
GRAND TOTAL	2331	\$234,405,723	100.0%

Ward 6
Permits by Valuation



* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.



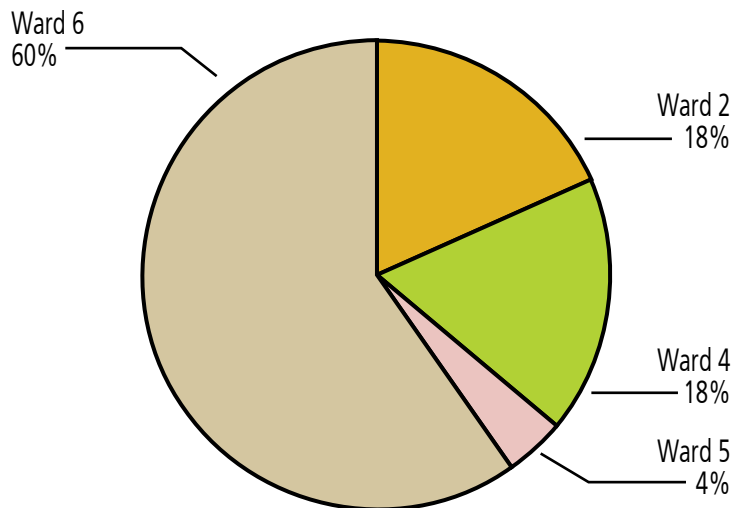
Completed Projects

Summary of Completions 1st Quarter 2004

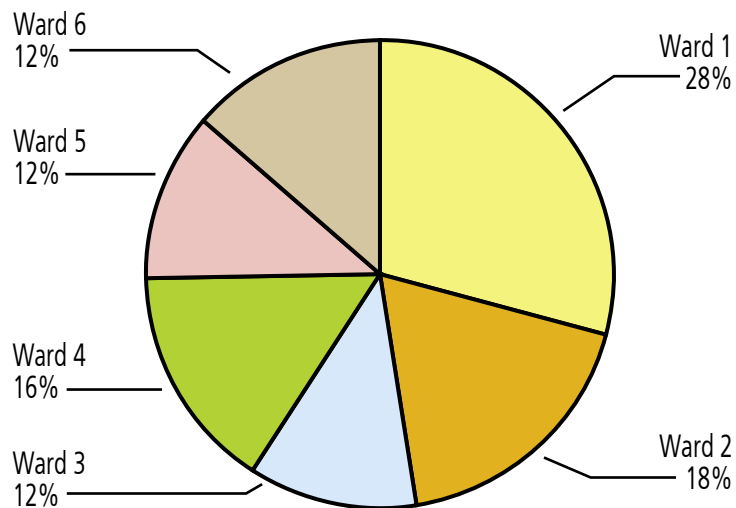
CATEGORY	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	Grand Total	Percentage
Single Family New	6	295	2	290	66	977	1,636	88.9%
Single Family Additions	14	3	4	12	7	10	50	2.7%
Single Family Remodel	4	4	4	2	0	2	16	0.9%
Apartment Multiplex	0	0	0	1	0	0	1	0.1%
Commercial New	1	2	1	3	0	3	10	0.5%
Commercial Remodel	29	17	11	13	12	11	93	5.1%
Miscellaneous	6	3	5	4	3	14	35	1.9%
GRAND TOTAL	60	324	27	325	88	1,017	1,841	100.0%

* Miscellaneous permits include sheds, gazebos, carports, patio covers, balconies, reroofing, foundations grading and excavation.

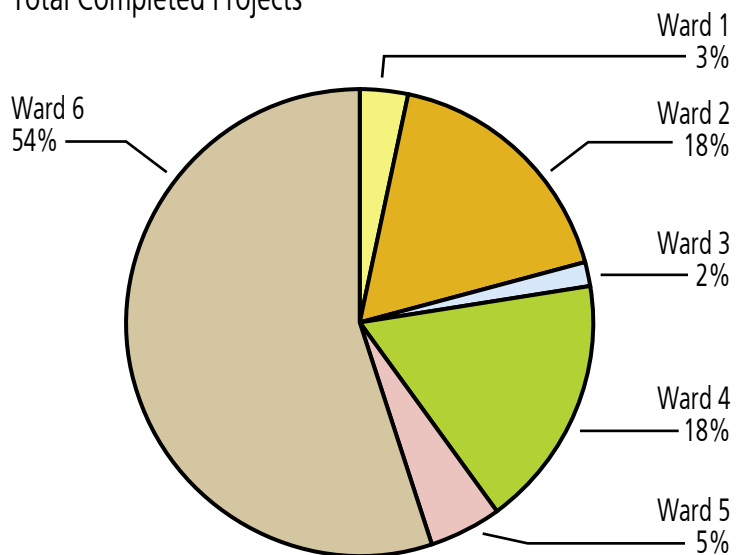
Completed New Single Family Projects



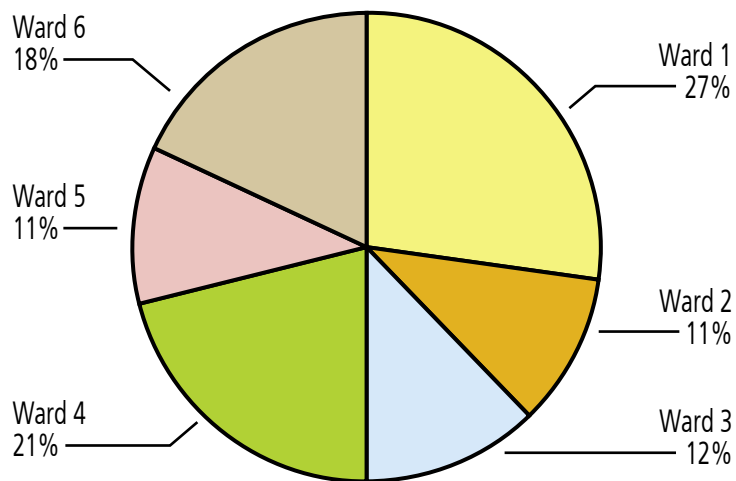
Completed Commercial New & Remodeled Projects



Total Completed Projects



Completed Single Family Additions & Remodeled Projects



COMPLETIONS

